

Minutes for CPC Meeting of 12/15/05, 7:30 pm–10:30 pm, Acton Memorial Library

Attending:

Peter Berry, Tory Beyer, Catherine Coleman, Matt Lundberg, Andy Magee, Susan Mitchell-Hardt, Ed Starzec, Roland Bartl

Absent:

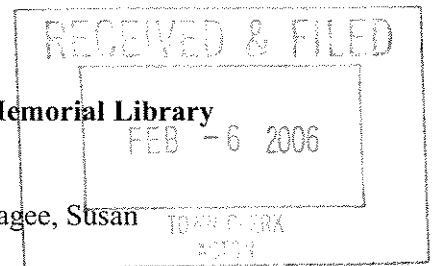
Walter Foster, Nancy Tavernier, Ken Sghia-Hughes

Application Presentations:

ACTON PUBLIC SCHOOLS: ELM STREET BASKETBALL

Tim Lieto, Hal Rosenstock, and Lisa O'Brien represented the Acton Public Schools for the presentation. A handout of the presentation was given to each member of the CPC. In response to questions from the Committee members the following information was provided:

- Parking is available in the lot adjacent to the softball field.
- Lighting is not included in the proposal.
- Children will use the court after school; during Summer League school is not in session so there is not a parking conflict.
- Longevity of the surface is 15 years.
- They plan to mend the surface cracks as needed
- The applicant does not expect the bids to come in higher than anticipated as the applicant got a signed contract.
- The applicant will get three bids.
- If the project is approved the applicant will approach vendors for in kind donations.
- The applicant is confident they got top quality, experienced consultants to give bids.
- It's necessary to follow Public Bidding Laws. How long the applicant can hold the bids depends on how it was advertised.
- Roland will guide them through the public bidding process.
- The backboards are glass so as to be consistent with those at the High School; they have a lifetime warranty.
- As they have to go out to competitive bid, the applicant talked with Bill Ryan who described the whole process.
- The applicant was encouraged to hammer out the bidding process in advance in order to hold the time frame.
- Bill Ryan and Don Johnson agreed that it's ok to award CPA funds to the schools when appropriate.
- The applicant was asked to go through the bid process again.
- The applicant was asked to submit letters that commit the funds.



- The school Athletic Director will assume the responsibility for maintenance of the court if the applicants move away.
- The applicant was admonished that town and school staffs are spread thin, that maintenance is an issue, and that maintenance may require technical expertise.
- The court will be inexpensive to maintain, however the applicant should look to the Boosters for labor and more funding.
- The applicant was warned that the CPA is not authorized to pay for maintenance.
- Community Education is responsible for programming the courts when they are not used by the schools.
- The applicant was advised to call Tom Tidman as some of the work appears to be within the 100-foot wetlands setback. The applicant will need to go to the Conservation Commission for an RDA or Order of Conditions.

Roland announced that each year all the proposals are reviewed by Town Counsel, who has promised to give us feedback on proposal eligibility in one week.

ABRHS – WOODLAND PATH

Bill Mullin represented ABRHS for the presentation. A handout of the presentation was given to each member of the CPC. Mike McDowell represented the Minuteman Ridge abutters. A handout of his presentation outlining abutters' concerns re: construction of the path, etc. was given to each member of the CPC.

As part of the presentation Mr. Mullin stated that

- FOLF will take care of any overage, as it has done in the past.
- FOLF as well as the school administration will work with the Minuteman Ridge neighborhood to abate their concerns.
- The Woodland Path will add value to the homes on Minuteman Ridge.
- The CPC approved the concept of the Woodland Path as it was contained in last year's Leary Field proposal.

After Mr. Mullin's presentation the following information was provided in response to questions from Committee members:

- The height of the proposed lights along the path is not known; every effort will be made to be considerate of the abutters.
- The lighting will be in compliance with the lighting bylaw.
- A comment was made that \$3000 could be a low estimate for lighting.
- The width of the path will be 60" so that two wheel chairs can pass each other.
- The path will be stone dust, the same as the town is used to maintaining at the Arboretum.
- Mr. Mullin discussed designating handicapped space closer to the Woodland Path, but it's not in the budget. For special events it might be possible to make temporary handicapped spaces available.

- Mr. Mullin will not return to the CPC next year for additional funding for further improvements.
- The track pits were moved; they still need work, but it won't involve CPA funds.
- The granite post at the entry is not necessary and could be eliminated if it put them over budget.
- If the abutters strongly oppose the Woodland Path, Mr. Mullin won't wage a fight.
- Mr. Mullin has requested enough dollars to accomplish the project which should run between \$10,000 and \$20,000. The estimate is from a reputable person, and the intent is to ask for enough that he doesn't need to return.

The following points were made in and as a result of Mr. McDowell's presentation re: abutters concerns:

- Rules for pick up of debris need to be instituted.
- The neighborhood needs more specifics on what the path will look like with trees removed, etc.
- ACTION: In next year's CP Plan the CPC should consider requiring applicants to notify abutters.
- The schools will own and maintain the path including snow removal, de-icing, etc..
- During games at the entry to the path there will be a table and ticket seller, but no booth.
- A concern was expressed from an abutter that the Woodland Path will become the main entrance.

The CPC requested an update on the negotiations between the neighbors and Mr. Mullin prior to final deliberations.

TOWN OF ACTON: SCHOOL STREET BALLFIELDS

Alison Trout represented the Town of Acton for the presentation. A handout of the presentation was given to each member of the CPC. Rich Gottesman represented the Acton Adult Softball League (AASL) for a brief presentation; Steve Mielke represented Acton-Boxboro Youth Baseball for a brief presentation; Dave Scheuer represented Acton-Boxboro Youth Soccer (ABYS) for a brief presentation.

In response to questions from the Committee members the following information was provided:

- The state is unlikely to take back the land after the Town develops fields. The Town has a License Agreement to use the land for 10 years, renewable for an additional 10-year period. It is expected that in 20 years the state will have forgotten about the tract as that is what has already happened with respect to the adjacent 4 acres used for fields.
- The Town needs to gradually establish a foothold on the land. The Town has spent \$35,000 to strip, level, seed, and add parking to the property.

- It would be helpful to phase the project so as not to call attention from the Dept. of Corrections.
- Phasing would be done in such a way as to provide maximum benefit to the user groups.
- Details on phasing the project were sent to the Committee by email the next day.
- Renting the fields to generate revenue is a prohibited use under the CPA.
- Tom Tidman commented that maintenance costs will be found in the Natural Resources budget and that his maintenance staff can handle the added 10 acres.
- Mr. Mielke indicated that AB Youth Baseball will take on more maintenance and would invest additional funds going forward.
- The Adult Softball League will allocate additional funds for maintenance if the field is built.
- AB Youth Soccer will provide spot maintenance and rehabilitation of the field.
- Parking could be stretched to 100 spaces.
- The wetlands will be flagged to determine if an order of conditions will be necessary.
- It was suggested that the purchase of bleachers might not be an allowed use of CPA funding.
- The outfield fence on the large diamond is not permanent and could be taken up to free up the space.
- The Lacrosse organizations are expected to participate and are expected to contribute funding.
- Irrigating the field is possible using a pump and water cannon.
- The zoning bylaw was included in the proposal though it was unnecessary.
- Adults are not interested in playing on Fri, Sat. or Sun. as it would conflict with family time.
- 2/3 of the adult ball players work in or live in Acton; 10-15% are from surrounding towns. There are some corporate teams – one from Billerica. The Town of Acton provides the only softball opportunities in the area besides Lowell League.
- Baseball fields do not require as much rest as other fields.
- Use of the leased 10 acre fields is restricted; any improvements made by the Town must be removed if the State wants the land back. The Town wants the land to remain farm land/open space, a signature of Acton.
- The fencing will be chain link—not solid
- For parking on the field, the topsoil will be removed and a gravel base with crushed stone on top will be put down.
- The land is not in a flood plain.
- The Town Manager estimates the project will be completed in '07 rather than in '06 due to the time involved in the public bid process, etc.
- The Committee will revisit the Phasing Alternative after it hears from Town counsel re: eligibility.

COMMENTS RE: MCCARTHY VILLAGE RECREATION AREA PROPOSAL

The Committee made a mistake by accepting a ballpark estimate for the recreation area last year especially since the applicant has returned this year to ask for twice the original amount.

MINUTES OF 12/1/05

The Minutes were approved unanimously with several changes.

ACTION: Susan will re-draft the minutes of 12/1 and email them to the CPC and Roland.

SITE VISITS REPORTS AND SCHEDULING;

ACTION: The contact person, Tory Beyer, for the Restoration of the Fitzgerald Piano proposal, will ask the applicant, Mary Ann Ashton, if she is willing to trade her scheduled presentation time on Jan. 12 for Jan. 5, when Linda McElroy is scheduled to present the proposal for Restoration of the Historic Stone Chamber. Ms. McElroy needs more time to gather further information and documentation prior to her presentation.

SITE VISIT TO HISTORIC STONE CHAMBER:

On December 11, 10:30 am – 11:30 am Linda McElroy led the following people on a site visit of the Historic Stone Chamber in North Acton: Dore Hunter, Anne Forbes, Catherine Coleman, Ken Sghia-Hughes, and Susan Mitchell-Hardt.

NEW BUSINESS

- a. Publicity: CPC entry for Town Meeting Report, due Jan. 1. Catherine offered to prepare the entry.
- b. Membership: Andy Magee's status
Andy is resigning from the ConCom now that he is elected Selectman. He is entitled to serve out the 2.5 years left in his term on the CPC. Andy plans to go to the ConCom and offer to resign if someone wants to replace him after Town Meeting is over.
- c. Next Meeting: January 5, 7:15 pm, Vaillencourt House, 7 Woodbury Lane, Roland will arrange for a brief site visit to see the Fitzgerald piano prior to the regularly scheduled meeting at 7:30 pm in the Library.
- d. It was suggested to add 15 minutes to the next CPC meeting to discuss Process. The Committee has requests for more dollars than there are funds. Final decisions are due on Feb. 23. The Committee should consider the best way to structure their time leading up to Feb. 23. Peter Berry will provide the Committee with some materials prior to the next meeting.

Respectfully submitted:

Susan Mitchell-Hardt